



TO LET

97-99 Liverpool Road,
Formby, Liverpool, L37 6BU

- Well Established Local Parade
- Suitable For A Number Of Uses
- Ground Floor Approx. NIA: 42.3 sq.m (455 sq.ft)

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Location

The subject property is located fronting onto Liverpool Road (B5424), which forms part of the main route into Formby town centre approximately 0.7 miles North and close to its junction with Formby Bypass (A565), the main arterial route leading to Liverpool City Centre approximately 12 miles South. The subject property is situated within local shopping parade of a densely populated residential area with commercial occupiers comprising a Hair Salon, Coffee Shop, DIY Store, Pharmacy and Off Licence.

The Property

The subject property comprises a two storey mid terrace building of traditional brick construction comprising a self contained two bed flat at first floor level with a ground floor retail unit currently fit out for retail purpose. Internally, the ground floor unit benefits from a fluorescent strip lighting throughout, concrete floor with carpet floor coverings, WC and kitchenette facilities to the rear of the unit. Externally the unit benefits from a timber framed single glazed frontage and kerbside parking provision.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:

Ground Floor Net Internal Area

Retail Unit: 42.3 sq.m (455 sq.ft)

First Floor Net Internal Area

2 bed apartment: 51.4 sq.m (554 sq.ft)

Tenure

The premises are available to let by way of a full Repairing and Insuring Lease, for a term to be agreed.

Additional Information

The lease will be for the full building with the first floor currently comprising a residential tenant, let on an Assured Shorthold Tenancy at a rent of £6,600 per annum. These rent monies will be collected and retained by the ground floor tenant.

EPC

Full report available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £10,721.

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£15,000 per annum.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact: Tom Pearson (tom.pearson@skrealestate.co.uk)

